

# GILMORE ESTATES

Property Sales & Lettings



£124,950

, West Road, , Prudhoe, , NE42 6HR

# 44 West Road, Prudhoe, NE42 6HR

Situated on West Road in the town of Prudhoe, this delightful end terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 721 square feet, the property features two bedrooms, making it an ideal choice for couples, small families, or those seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly, ensuring that every corner of the home is utilised effectively. The property boasts a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is its enviable location. Situated within walking distance to local amenities and public transport, you will find everything you need just a stone's throw away. This accessibility makes it an excellent choice for those who commute or enjoy the convenience of nearby shops and services.

## ENTRANCE HALL

5'1" x 5'4" (1.56 x 1.63)

UPVC entrance door, central heating radiator, UPVV double glazed window to front and side, double glazed door to lounge.

## LOUNGE

15'11" x 14'11" (4.87 x 4.55)

UPVC double glazed bow window to front, inglenook fireplace with timber beam, central heating radiator, stairs to first floor.

## KITCHEN

6'11" x 16'3" (2.12 x 4.96)

Wall and base units with laminated worktop surfaces, double oven and electric hob, sink and unit with mixer tap, plumbed for automatic washer, UPVC double glazed window to rear, UPVC stable door to rear, tiled floor, splashbacks.

## FIRST FLOOR LANDING

6'9" x 2'7" (2.06 x 0.8)

## BEDROOM ONE

7'10" x 12'7" (2.40 x 3.86)

UPVC double glazed window to front, central heating radiator, built in cupboard.

## BEDROOM TWO

9'4" x 6'9" (2.85 x 2.06)

Loft access, velux window, central heating radiator.

## BATHROOM

13'9" x 7'1" (4.21 x 2.16)

Suite comprising - Bath, shower cubicle, w.c, pedestal wash hand basin, UPVC double glazed window to rear, tiled splashbacks, linen cupboard housing combi boiler.

## GARAGE

9'2" x 16'7" (2.81 x 5.08)

UPVC double glazed window to side and door to front, up and over door.

## EXTERNALLY

There is a parking space and a decked area.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

